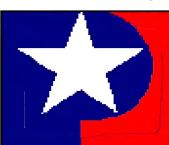


040.0 0003 0020.0
Map Block Lot

1 of 1 Residential
CARD ARLINGTON

APPRAISED: 994,800 / 994,800
USE VALUE: 994,800 / 994,800
ASSESSED: 994,800 / 994,800



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35-37		BOWDOIN ST, ARLINGTON

OWNERSHIP

Owner 1:	GHEORGHIOU MATHEW	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 35-37 BOWDOIN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	GHEORGHIOU MATHEW -
Owner 2:	-

Street 1: 35-37 BOWDOIN ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2928 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	546,400	4,400	444,000	994,800		26830
							GIS Ref
							GIS Ref
							Insp Date
							10/05/16

USER DEFINED	
Prior Id # 1:	26830
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	18:35:15
LAST REV	
Date	Time
11/21/17	09:49:38
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	546,700	4400	4,500.	444,000	995,100	995,100	Year End Roll	12/18/2019
2019	104	FV	405,200	4400	4,500.	471,800	881,400	881,400	Year End Roll	1/3/2019
2018	104	FV	405,200	4400	4,500.	344,100	753,700	753,700	Year End Roll	12/20/2017
2017	104	FV	379,700	4400	4,500.	299,700	683,800	683,800	Year End Roll	1/3/2017
2016	104	FV	379,300	4400	4,500.	255,300	639,000	639,000	Year End	1/4/2016
2015	104	FV	337,500	4400	4,500.	249,800	591,700	591,700	Year End Roll	12/11/2014
2014	104	FV	337,500	4400	4,500.	205,400	547,300	547,300	Year End Roll	12/16/2013
2013	104	FV	351,400	4400	4,500.	195,400	551,200	551,200		12/13/2012

Parcel ID 040.0-0003-0020.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GHEORGHIOU GEOR	31414-108		5/16/2000	Family		1	No	No	
	15398-140		1/1/1984		98,000	No	No	Y	

PAT ACCT.

3304

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/12/2017	1343	Porch	20,150	C					10/5/2016	Meas/Inspect	DGM	D Mann
6/28/2016	894	Manual	5,279					garage door repair	10/5/2016	Permit Visit	DGM	D Mann
12/14/2015	1921	Redo Kit	10,998						5/4/2009	Entry Denied	189	PATRIOT
8/23/1995	494		10,000					16X32 SHED DORMER	3/4/2000	Mailer Sent		
8/2/1995	445	Manual	3,600					REROOF	3/1/2000	Measured	263	PATRIOT
									8/19/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

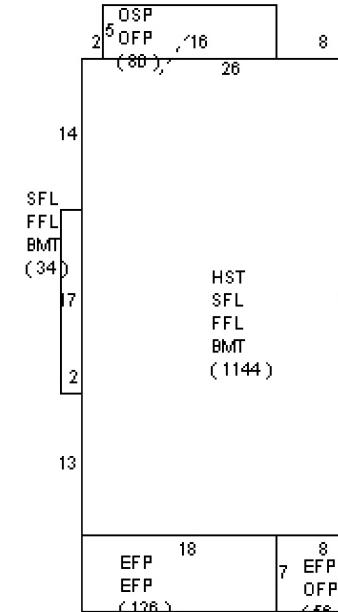
Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

NEW WINDOWS.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G17
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1926	22.72	T	40	104			4,400			4,400

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 12	BRs: 6
	Baths: 2	HB

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	2	12	6	

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.00860655
Const Adj.:	0.98000199
Adj \$ / SQ:	168.034
Other Features:	102013
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671304
Depreciation:	124863
Depreciated Total:	546442
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	546400
Before Depr:	168.03
Val/Su Net:	118.01
Val/Su SzAd:	186.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,178	50.410	59,383						
FFL	First Floor	1,178	168.030	197,944						
SFL	Second Floor	1,178	168.030	197,944						
HST	Half Story	572	168.030	96,116						
EFP	Enclos Porch	308	35.340	10,886						
OPP	Open Porch	136	28.060	3,816						
OSP	Screen Porch	80	40.020	3,202						
Net Sketched Area:				569,291						
Size Ad	2928	Gross Are	5202	FinArea	2928					

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc